



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held June 24, 2003 the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Oak Tree Permit Case Nos. 01-094-(5), and Mitigated Negative Declaration to authorize the excavation, removal and transportation of material and implementation of an approved California Department of Fish and Game Habitat Restoration Plan; and to allow the encroachment within the protected zones of five oak trees on property located approximately one mile west of the intersection of Stevenson Ranch Pkwy. and Pico Cyn. Rd. within Dead Horse Canyon area of the Santa Clarita Valley, Newhall Zoned District, applied for by Alex Herrell for Lennar Communities, as further described in the attached letter dated March 31, 2003 from the Director of Planning. (Appeal from Regional Planning Commission's approval)

Russell Fricano and Frank Meneses, representing the Department of Regional Planning were duly sworn and testified. Opportunity was given for interested persons to address the Board. Steve Hunter, Tom Barron, Karen Pearson, Larry Kanner and others interested persons addressed the Board. Written correspondence was presented.

(Continued on Page 2)

Supervisor Antonovich made the following statement:

“This project involves the completion of the Habitat Restoration Plan that is required pursuant to the conditions of approval for the Stevenson Ranch Project Phases I, II, and III. Additionally, the Habit Restoration Plan is a requirement of the State of California’s Department of Fish & Game. DF&G has approved the proposed plan and is encouraging the applicant to commence work as soon as approval. The applicant has also secured the necessary federal permit from the Army Corps of Engineer.

“The work associated with the proposed Habit Restoration Plan has been fully analyzed under the California Environmental Quality Act. The Plan involves the incidental re-alignment of Pico Canyon Road. This action insures that the roadway will not extend through the degraded riparian habitat that the applicant is restoring. The re-designation of Pico Canyon Road represents merely one potential re-alignment of the roadway, of which there are several options. Today’s action simply demonstrates that the roadway can be re-aligned to permit the proposed habitat restoration. Prior to any physical construction associated with the extension of Pico Canyon Road, a complete CEQA review will be conducted. This is likely to occur as new development associated with either Stevenson Ranch Phase V or a later phase tract map for the Newhall Ranch project. Under either of these scenarios, the specific roadway alignment would be as a component of the project’s environmental impact report.

“Given the public benefits associated with the proposed Habitat Restoration Plan, the Regional Planning Commission unanimously approved the CUP and Oak Tree Permit request. Commissioners engaged in considerable discussion of the proposed action and the associated environmental impacts.

“The West Ranch Town Council, representing the communities of Stevenson Ranch, Sunset Point, and West Ranch, has submitted a letter in support of the proposed Habit Restoration Plan.

(Continued on Page 3)

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“Three different attorneys in the County Counsel’s Office have reviewed the environmental clearance adopted by the Regional Planning Commission. All three attorneys have expressed their confidence in the adequacy of the environmental determination. Additionally, the applicant has engaged legal counsel from two separate law firms to review the CEQA clearance. Both attorneys have submitted substantial evidence in support of the adequacy of the environmental determination.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing; indicated its intent to deny the appeal; sustained the Regional Planning Commission’s decision approving said Conditional Use Permit and Oak Tree Permit Case No. 01-094-(5); and instructed County Counsel to prepare findings and conditions for approval.

04062403-11

Attachment

Copies distributed:

- Each Supervisor
- Director of Internal Services
- Director of Public Works
- Lennar Communities
- Steve Hunter
- Tom Barron
- Karen Pearson
- Larry Kanner
- Lynne Plambeck
- Dave Altenberg